



DAMAC d.o.o.

## ALMA DOM INVEST

Istarska ulica 8, 52100 Pula

mail: [azra@almadominvest.com](mailto:azra@almadominvest.com)

web: [www.almadominvest.com](http://www.almadominvest.com)

info: +44 7375 637471 | +385 98 420 885



<b>Code :</b>	28122
<b>Location :</b>	Ližnjan
<b>Building size :</b>	100 m <sup>2</sup>
<b>Lot size :</b>	472 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	2
<b>Number of bathrooms :</b>	1
<b>Year of construction :</b>	n/a
<b>Energy efficiency :</b>	B
<b>Garage :</b>	Yes
<b>Parking :</b>	Yes
<b>Air conditioning system :</b>	Yes
<b>Basement :</b>	Yes

Price : 350.000 €

For sale: Charming Istrian House with Spacious Yard - Valtura

An authentic Istrian house is for sale, located in the peaceful village of Valtura, ideal for vacation or year-round living. The property spans two floors and offers a functional layout, as well as a beautiful paved yard with a covered terrace for outdoor enjoyment.

Room layout:

On the ground floor: a living room connected to the kitchen and dining area, plus another smaller room, perfect for gatherings and family get-togethers.

On the first floor: two bedrooms.

On the second floor: a spacious open space that can be arranged as a bedroom, workspace, or additional living room.

Bathroom with a toilet.

Outdoor space:

A large paved yard with a covered terrace.

Ample space for a grill, garden furniture, or even a small pool.

Vines provide natural shade and add to the charm of the Mediterranean ambiance.



**DAMAC d.o.o.**

**ALMA DOM INVEST**

**Istarska ulica 8, 52100 Pula**

**mail: [azra@almadominvest.com](mailto:azra@almadominvest.com)**

**web: [www.almadominvest.com](http://www.almadominvest.com)**

**info: +44 7375 637471 | +385 98 420 885**

Additional structures:

There are two smaller standalone buildings on the property:

One building serves as a garage and storage.

In the second building, there is the possibility of arranging a summer kitchen on the ground floor, while an additio...